

**Planning Board Agenda for**  
**City of Manchester, New Hampshire**  
**Planning Board**  
**Held on: April 27, 2006 at 6:00 p.m.**  
**One City Hall Plaza**  
**Manchester, NH 03101**  
**(603) 624-6450**  
[planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)

**MANCHESTER PLANNING BOARD**  
**PUBLIC HEARING/LIMITED BUSINESS MEETING**  
**Thursday, April 27, 2006 – 6:00 p.m.**  
**City Hall, Second Floor – Walter Stiles Conference Room**

**I. ADMINISTRATIVE MATTERS: (See Enclosed)**

1. Approval of Minutes of Meetings held on February 23, 2006, March 09, 2006 & March 23, 2006.
2. Discussion with the Highway Department regarding proposed traffic calming measures for Jobin Drive.

**II. REGULATORY MATTERS: The staff may bring additional recommendations to the meeting.**  
**(Tabled Items)**

3. S-05-2006 Property located at 31 Trolley Street, an application to subdivide property to create two (2) single family building lots – Eric Mitchell & Assoc., Inc. for Trolley Cross Development Corp.  
**Public Hearings: Feb. 09, 2006 & Mar. 09, 2006 [Staff Report]**
4. S-11-2006 Property located at 77 Larchmont Road, an application to subdivide property to create an 8,100 sq. ft. single family building lot – Daniel Young for Wendy & Michael Becker  
**Public Hearing: Mar. 09, 2006 [Staff Report]**

**(Current Items)**

5. S-09-2006 Property located at 19 Stockholm Street, an application to subdivide property to create one (1) new single family building lot – Duval Survey, Inc. for Brian & Janet Smallman  
**Public Hearing: April 13, 2006 [Staff Report]**
6. S-15-2006 Property located at 45 Windsor Avenue, an application to subdivide property to create one (1) new single family building lot – Duval Survey, Inc., for Ingo

Hartmann

- Public Hearing: April 13, 2006** **[Recommendation]**
7. SP-08-2006 Property located at 293 Abby Road, an application for site plan approval for the construction of a 38,280 sq. ft. building to be used for office/warehouse and wholesale display – Opechee Construction Corp. for 293 Abby Road, LLC  
**Public Hearing: April 13, 2006** **[Staff Report]**
8. SP-12-2006 Property located at 21 South Elm Street, an application for site plan approval for the construction of an eight (8) unit townhouse dwelling with on-site parking – Northpoint Engineering for Dream Homes of New England  
**Public Hearing: April 13, 2006** **[Staff Report]**
9. SP-13-2006 Property located at 1207 Hanover Street, an application for site plan approval for the construction of a 19,568 sq. ft. building for warehouse/retail use, with loading and parking – Bedford Design Consultants, Inc.  
**Public Hearing: April 13, 2006** **[Staff Report]**
- CU-14-2006 Property located at 1207 Hanover Street, an application for a conditional use permit for occupancy with retail space in a multi-tenant building – John Urdi  
**Public Hearing: April 13, 2006** **[Staff Report]**
10. PD-08-2006 Property located at 161 South Beech Street, an application to create a planned development, and for site plan approval for the construction of a four story, twenty-nine (29) unit apartment building, and conversion of a vacant church to retail sales/office space – Granite State Surveying, Inc. for Families in Transition  
SP-10-2006  
**Public Hearing: April 13, 2006** **[Staff Report]**
- CU-11-2006 Property located at 161 South Beech Street, an application for a conditional use permit to provide less parking than required by the zoning ordinance for 29 apartment units, and retail/office space – Families in Transition  
**Public Hearing: April 13, 2006** **[Staff Report]**

### III. OTHER BUSINESS ITEMS:

10. M-06-2006 An application by Whitetail Crossing, LLC for a voluntary merger of two (2) contiguous lots at 1085 and 1095 Bodwell Road, TM 832, Lot 2 & 3.
11. Review of new applications for determination of Regional Impact.
12. Any other business items from Staff or Board.